

Rec'd by _____

Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: PLN-MAR-16-00020: BERNARD JEFFERY AND PATRICIA M. QUEEN (AMD) – an amended petition for a zone map amendment from Light Industrial (I-1) zone to a Neighborhood Business (B-1) zone, for 0.21 net (0.47 gross) acres, and from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone, 0.45 net (0.79 gross) acres, for properties located at 411 Chair Avenue and 410 DeRoode Street and 603, 607, 615, 617, and 619 S. Broadway. (Council District 3)

Having considered the above matter on **February 9, 2017**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reason:

1. The proposed Neighborhood Business (B-1) zone is in agreement with the 2013 Comprehensive Plan, and the adopted Newtown Pike Extension Corridor Small Area Plan, which preceded it, for the following reasons:
 - a. The Newtown Pike Extension Corridor Small Area Plan recommends Retail/Office Mixture, including a residential component (RO) future land use for the subject properties. The B-1 zone meets the intent of the SAP land use recommendation because residential is a permitted use in the zone, and the proposed developed depicts a mixed-use at this location.
 - b. The proposed B-1 zone, along with the supporting design and access standards adopted by the Urban County Council, will ensure that this prominent corner at the intersection of Oliver Lewis Way and South Broadway will improve the Southend Park neighborhood, and contribute to the redevelopment envisioned by the Small Area Plan for this new corridor connection into downtown.
 - c. The proposed B-1 zone (and land use) will be compatible and appropriate at this location to create jobs near where people live, in close proximity to the University of Kentucky and downtown.
 - d. Mixed-use development tends to reduce Lexington's carbon footprint by reducing vehicle miles traveled. The mixed use nature of the intersection may indeed reduce automobile transportation demands if the development supports the nearby residential dwelling units.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-16-00047: Queen Estate (fka J Forbing & Son's)**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 24th day of February, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-16-00047: QUEEN ESTATE was approved by the Planning Commission on February 9, 2017 and certified on February 23, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by May 10, 2017.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Jacob Walbourn, attorney.**

OBJECTORS _____

OBJECTIONS _____

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Mundy, Owens, Penn, Plumlee, Richardson, Smith and Wilson

NAYS: (0)

ABSENT: (2) Brewer and Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-16-00020: BERNARD JEFFERY AND PATRICIA M. QUEEN (AMD) carried.

Enclosures: Application
Plat
Staff Report
Applicable excerpts of minutes of above meeting